

established planting to the rear of the property which masks the impact on the garden area to Wick House.

4.5 Development Impact on Character Area

The proposed development is within the Fairford conservation area and is noted as being medium density on varying sizes of building plots.

The area is principally characterised by an informal layout of streets and spaces between its buildings. This reflects the informal way in which this area of Fairford developed over time with progressive layers of infill and backland developments.

To the west of the site the building arrangement is more formally and generously spaced with the post war expansion. These two styles juxtapose each other and fall outside of the conservation area.

The result of this informal layout of the conservation area adds to the distinct sense of place famed within the Cotswolds.

The proposed development takes reference from historical patterns of development within the conservation area by infilling previously underused land. The properties use space efficiently within the site and promotes the immediate characteristic of the site.

On the basis of the above, it is considered that development of the proposed site would not have any harmful impact upon the setting of the character area but would be considered to enhance the infilled developments seen throughout Fairford.

5.0 Maximising Enhancement and Minimising Harm

In regard to the heritage assets within the conservation area, consideration of their settings and the potential for impact upon those setting has been considered above in section 4.0. It has been concluded that no harm will be caused to the neighbouring heritage assets by the proposed development, and the wider setting of the assets will consequently be improved and enhanced. This enhancement will contribute to the refined and elegant sense of place within the character area. The reasoning leading to this conclusion has been identified in section 4.4.

Given that no harm to the above heritage assets can be identified, it is considered that the proposed development will provide an opportunity to enhance the the special character of the Conservation area through the sympathetic repair of the existing boundary wall and provision of two sustainable dwellings.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act requires “considerable importance and weight” be given to whether “harm” can be justified in terms of “public benefit” as included for in paragraphs 132-134 of the National Planning Policy Framework. It must be noted that public benefit can include securing the optimum viable use for the asset.

In view of the proposed low to little level of “harm” to the conservation area, it is contended that the development would not adversely impact upon any “key element” of nearby heritage assets to an extent that the assets significance would be either “vitiating altogether or vey much reduced”. New openings have been considered to provide a net benefit to the retention of existing elements.

6.0 Conclusions

The statement is based on an exploration of the proposed development sites surroundings in order to identify those heritage assets that would be affected and how their settings are experienced. Through this form of identification, the Statement has assessed how and to what degree those settings make a contribution to the significance of the heritage assets and whether the proposed development would be beneficial or harmful to that significance. The Statement has then considered if there are ways to maximise enhancement of the heritage asset settings and whether any development would avoid or minimise harm to the significance of the assets.

In regard to the context of statutory requirements, the proposal is supported both at a local and national level as well as founded within best conservation practices.

The impact of the proposed development on the identified heritage assets has shown that the development would cause no harm to the assets or to their settings. It is considered that the new development would improve and enhance the area and the area surrounding the site, the setting of the neighbouring heritage assets, as well as the wider sense of place of Fairford. The development will further enhance the assets ensuring that they are continually used, therefore maintaining their fabric from further deterioration.

RRA Architects proposal seeks to mitigate any adverse effects caused by development of the site and will retain any important existing features, making enhancements to these wherever possible. The site is readily able to accommodate the intended housing and our proposed development will ensure that local heritage assets continue to be used meaningfully, ensuring their ongoing preservation.

